026.A	0004	0077.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	798,900	/	798,900
USE VALUE:	798,900	/	798,900
ASSESSED:	798,900	/	798,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROBIE ELLEN K & FREDERICK W IV
Owner 2:	TRS/ ROBIE FAMILY TRUST
Owner 3:	
Street 1:	77 TROWBRIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROBIE ELLEN K & FREDERICK W -
Owner 2:	-
Street 1:	75 TROWBRIDGE ST UNIT 77
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Vinyl Exterior and 1972 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	795,900	3,000		798,900
Total Card	0.000	795,900	3,000		798,900
Total Parcel	0.000	795,900	3,000		798,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.12 | /Parcel: 405.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	310243
GIS Ref	
GIS Ref	
Insp Date	05/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 026.A-0004-0077.0

!15617!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	784,200	3000	.		787,200	787,200	Year End Roll	12/18/2019
2019	102	FV	688,200	3000	.		691,200	691,200	Year End Roll	1/3/2019
2018	102	FV	561,100	3000	.		564,100	564,100	Year End Roll	12/20/2017
2017	102	FV	512,400	3000	.		515,400	515,400	Year End Roll	1/3/2017
2016	102	FV	512,400	3000	.		515,400	515,400	Year End	1/4/2016
2015	102	FV	474,200	3000	.		477,200	477,200	Year End Roll	12/11/2014
2014	102	FV	453,000	3000	.		456,000	456,000	Year End Roll	12/16/2013
2013	102	FV	450,800	3000	.		453,800	453,800		12/13/2012

PRINT

Date	Time
12/11/20	05:18:49

LAST REV

Date	Time
03/20/19	10:47:28

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15617

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBIE ELLEN K &	72246-257	1	2/20/2019	Convenience	1	No	No		
SEDGWICK ROSEMA	51428-236		7/11/2008		461,000	No	No		

USER DEFINED

Prior Id # 1:	17788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/26/2018	880	Redo Bat	26,470	C				
3/23/2018	305	Re-Roof	8,850	C				
7/30/2012	993	Redo Kit	57,295	C				
3/15/2012	253	Redo Bat	30,680					renovate 2nd fl ba

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Measured	DGM	D Mann
5/31/2012	Info Fm Prmt	MM	Mary M
1/7/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8013													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	25 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	57.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.18245435
Const Adj.:	0.98745072
Adj $ / SQ:	344.447
Other Features:	103000
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	977811
Depreciation:	181873
Depreciated Total:	795938

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	430.56
Special Features:	0	Val/Su Net:	403.60
Final Total:	795900	Val/Su SzAd	403.60

SKETCH

UnSketched SubAreas:
GLA: 1972,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,972	344.450	679,249

Net Sketched Area:	1,972			Total:	679,249
Size Ad	1972	Gross Are	1972	FinArea	1972

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.A-0004-0077.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X18	A	AV	1916	30.43	T	40	102			3,000			3,000

More: N	Total Yard Items:	3,000	Total Special Featues:		Total: 3,000

IMAGE

AssessPro Patriot Properties, Inc